

The Sutton snags honors

The Queens & Bronx Building Association recognized the Sutton, an 11-story, mixed-use, affordable cooperative building with a 2007 Building Award for Excellence in Design and Construction.

Designed by Magnusson Architecture and Planning (MAP), The Sutton is the first project completed under the New York City Housing Development Corporation's Affordable Cooperative Housing Program.

This new development adds 133 residential units and approximately 3,500 SF of retail space to the Bradhurst neighborhood bordering Jackie Robinson Park. Located on Bradhurst Avenue, bordering West 147th Street and Frederick Douglass Boulevard, the Sutton is part of the Bradhurst Urban Renewal Area.

"Quality, affordable housing like The Sutton is fundamental to building a city of opportunity for everyone," said Housing Preservation and Development (HPD) Commissioner Shaun Donovan.

In 2004, HPD awarded the formerly vacant parcel to developers Duvernay + Brooks LLC and Penrose Properties LLC, who crafted a development, financing and marketing plan that maximized the number of affordable housing opportunities for local residents.

"An important element of the building's design was the consideration of its interaction with the surrounding community," said Magnus Magnusson, MAP Principal. "In order to relate to the neighborhood scale, we designed setbacks at the 6th floor and located individual entrances to first floor maisonette units around the perimeter of the building. We used a palette of warm materials and colors, so that the building compliments the neighborhood in texture and style."

Directly across the street from Jackie Robinson Park, the building has spectacular views of the park, as well as the immediate surrounding neighborhoods and



Pictured above is the Sutton, an 11 story- mixed use affordable housing building.

the Manhattan skyline beyond. To compliment these views, a courtyard garden was created for residents facing the inner portion of the building. This courtyard, complete with pavers, green areas, planters and benches, also serves as an extension of the first floor community space.

Building amenities include underground parking for 44 cars, 24-hour security, a fitness area, community room, and video intercom system. The entrance to the lobby includes an exterior canopy, aluminum and glass vestibule and tile flooring. Apartment amenities include parquet wood floors, telephone entry system, pre-wiring for internet and cable, washer/dryer hookups, microwaves and dishwashers. In addition, many units have terraces or decks with views of Jackie Robinson Park.

Consultants on the project included: ABS Architects, PC, associated design architect; Goldstein Associates PLLC, structural engineers; and Simon Rodkin, P.C, mechanical/electrical/plumbing engineers.

